


Memorandum



Date: June 16, 2005

To: Honorable Chairperson and Members
Planning Advisory Board

From: Pedro L. Velar 
Assistant Director for Incorporation and Annexation Services

Subject: Staff Report for Proposed Boundary Change to the City of Sweetwater

BACKGROUND

On January 11, 2005 the City of Sweetwater submitted an annexation application to the Clerk of the Board. The annexation application was referred to and accepted by the Board of County Commissioners (BCC) at the February 1, 2005 BCC meeting. The application was forwarded to the Office of Strategic Business Management (OSBM) for review and further processing, as required by Code.

The City's annexation application culminates years of collaboration with Miami-Dade County in response to a Board action taken in December 2, 1997 directing Staff to proceed with a County initiated boundary change to the City of Sweetwater. The City of Sweetwater Mayor and City Commissioners, pursuant to section 5.04 of the Miami-Dade Home Rule Charter and section 20-3 of the Code of Miami-Dade County, approved Resolution 3114 on September 20, 2004, "supporting, approving, and endorsing Miami-Dade County's filing of the City's plans for annexation of adjacent unincorporated lands to the North of the City of Sweetwater."

The annexation area into the City of Sweetwater is bounded on the north by NW 25th Street, on the south by W Flagler Street, on the east by NW 107 Avenue, on the west by State Road 821 Highway (Attachment A).

Pursuant to Section 20-2 of Miami-Dade County my office submits this report for your review and recommendation.

ANALYSIS

Facilities and Services

Police – The City of Sweetwater Police Department will provide police services to the annexation area. The Police Department is staffed with twenty four (24) full time officers, four (4) communication officers, and two (2) administrative secretaries. Additionally, the Police Department has twenty (20) additional sworn police officers that are reserve officers and fifteen (15) certified officers that are

waiting to be sworn in. The Police Department desires to install police workstations in the newly annexed areas to provide visibility and allow for citizens-officers interaction. A sub-station with 24-hour police staffing will be located at the north end of the proposed annexation area. In the occasions in which the City Police has been requested by the Miami-Dade Police Department (MDPD) to respond to calls in the proposed annexation areas the City's Police Department response time has been less than two (2) minutes.

In the event the annexation application is successful, the total service area within Unincorporated Municipal Service Area (UMSA) will be reduced. Conversely, MDPD departmental resources would then be reallocated from the annexed area to the remaining portions of UMSA. As a result of this reallocation, response times within UMSA would be reduced accordingly. However, due to continual incorporation and annexation endeavors, the full impact upon UMSA is yet to be determined.

The following MDPD tables portray all calls for uniform and non-uniform police calls within the twelve police grids comprising the area for the past three years.

Year	Criteria	All Calls	Emergency Calls (Code 3)	Priority Calls (Code 2)	Routine Calls
2002	Total Calls	10,283	386	475	9,440
	Avg. Response Min.	13:46	4:03	4:25	14:37
2003	Total Calls	9,763	407	448	8,908
	Avg. Response Min.	17:35	4:06	4:20	18:52
2004	Total Calls	8,718	449	603	7,666
	Avg. Response Min.	23:35	4:38	4:27	26:12

Code 3: Emergency call with actual threat or actual danger, responding unit is authorized to drive 20 MPH over the posted speed limit.

Code 2: Priority call with potential threat or potential danger, responding unit is authorized to drive 10 MPH over the posted speed limit.

Year	Part I Crimes	Part II Crimes	Total
2001	1,132	148	1,280
2002	1,112	195	1,307
2003	960	171	1,131

Part I Crimes: Uniform Crime Report (UCR) Part I Offenses are those crimes reported to the MDPD in the following classifications; murder and non-negligent manslaughter, robbery, aggravated assault, forcible rape, motor vehicle theft, larceny, burglary and arson. The UCR is a standard method of reporting crime, administered by the Federal Bureau of Investigations (FBI) through the UCR Program. The classification for the offense is based on a police investigation, as

opposed to determinations made by a court, medical examiner, jury, or other judicial body.

Part II Crimes: All crimes not covered under Part I Crimes.

Fire and Rescue – The annexation area is served primarily by the Miami Dade Fire Rescue (MDFR) Station 29, located at 351 SW 107 Avenue. Station 29 is equipped with a 50 Squrt ALS and a Rescue vehicle and staffed by five (5) firefighters. Additionally, unit 58 to be located soon at Station 58 building site at SW 127 Ave with 6th Street is active at present and equipped with an ALS Engine and is staffed by two (2) Fire Fighters. Both Units response time to the annexation area is approximately seven (7) minutes. Service in this area is adequate and the proposed annexation will not impact the Fire Department's ability to provide service. Modification of housing stock within the annexation area by the Municipality of Sweetwater will have an additional impact on MDRF's service delivery.

MDFR Service provided to the annexation area during the last 5 Calendar Years

Annexation Request – Municipality of Sweetwater					
MDFR Service Provided - Average Travel Times – Calendar Years 2000 through 2004					
	2000	2001	2002	2003	2004
Number of Calls FY 2000-2004	975	1256	1198	1249	1416
Life Threatening Emergencies	504	639	319	335	408
Non Life Threatening Emergencies	295	342	319	335	408
Other Fire	44	37	41	43	45
Other Miscellaneous	122	225	218	334	346
Structure Fire	10	13	7	10	9
Average Unit Travel Time FY1999-2003	05:58	06:55	06:51	06:30	06:42
Life Threatening Emergencies	05:09	05:40	05:39	06:00	06:04
Non Life Threatening Emergencies	06:19	07:05	07:11	07:13	07:17
Other Fire	06:26	06:13	06:26	05:15	07:01
Other Miscellaneous	05:18	07:03	06:26	06:35	06:31
Structure Fire	05:02	03:40	03:18	03:12	03:15

Water and Sewer – The proposed City of Sweetwater annexation area is within the water and sewer service area of the Miami-Dade Water and Sewer Department (WASD). Water service is being provided to portions of the area. Future water and sewer service customers within the annexation area would receive service from WASD. WASD would own, operate and maintain any future facilities, whether constructed by the City or by private developers. Adequacy and capacity of the County's water and sewer systems are dependent upon the

type and timing of the developments or redevelopment proposed to occur within the City. The annexation would have no impact on WASD's ability to provide services to the remaining unincorporated area in the vicinity.

There are no WASD facilities of Countywide significance in the area.

Solid Waste – The County provides twice weekly garbage collection, a weekly recycling service, and unlimited access to Trash & Recycling Centers to its residential customers in the waste collection service area. The proposed annexation area is within the Department of Solid Waste Management's (DSWM's) waste collection service area and accordingly the Department does provide these services to 509 residential units located in the proposed annexation area. In accord with Ordinance No. 96-30, since the City has entered into the standard interlocal agreement with the County for waste disposal, the County may consider delegation of this residential waste collection service.

Collections

Currently this area is being served by the DSWM for waste collection service to residential units. Due to Ordinance No. 96-30 for the City to take over those collections the City must enter into an interlocal agreement with the County. The City does currently have an interlocal agreement with the County for waste disposal. The City is eligible to assume residential waste collection responsibilities provided that the cumulative impact of annexations that have taken place since February 16, 1996 do not significantly impact the DSWM's ability to meet debt coverage requirements or to hold down the cost of collection.

Disposal

The City's annexation request alludes to, but does not specifically state its intent to assume provision of residential waste collection service. Accordingly, there are two possible scenarios. The first is that the County continues to provide residential waste collection service and the second is that the City requests the delegation of the authority to provide residential waste collection service in the annexation area and enters into the requisite interlocal agreement. In either case, the City would be in compliance with the Ordinance and, as a result, there would be no impact on the County's disposal system.

Street Maintenance – The City of Sweetwater maintains all streets within its jurisdiction with the exception of State and County roadways. The proposed annexation area will add 24.3 lane miles to the City of Sweetwater. The County's Public Works Department (PWD) will continue to maintain a total of 23.4 lane miles described as follows:

- NW 107th Avenue from CSX North R/W line to NW 25th Street,
- NW 112th Avenue from CSX North R/W line to NW 25th Street,

- NW 117th Avenue from NW 114th Street to NW 25th Street,
- NW 25th Street from HEFT to NW 107th Avenue,
- NW 12th Street from Homestead Extension of the Florida Turnpike (HEFT) to NW 107th Avenue,
- NW 7th Street (Fontainebleau Blvd.) from NW 112th Avenue to NW 107th Avenue.

Parks and Recreation –There are no Miami-Dade County parks within the proposed annexation area. The annexation has no impact on the Parks and Recreation Department.

Department of Environmental Resources Management (DERM) –

Water Treatment Plant Capacity

As stated above, the area proposed to be annexed is presently within the WASD water and sewer franchised service area. Currently, the area is served by WASD's Hialeah-Preston Water Treatment Plant, which has no restrictions on capacity.

Wastewater Treatment Plant Capacity

The area proposed to be annexed is presently within the WASD water and sewer franchised service area. Currently, the area is served by WASD's Interconnected wastewater facilities system, which presently has no restrictions on capacity.

Stormwater Utility (SWU) Program and Fees:

At the time of annexation, any improved properties in the proposed annexation area will be paying a stormwater utility (SWU) fee to Miami-Dade County. This fee is used by the County to administer stormwater management programs throughout the County. County and state law mandate that a new city either form its own SWU, join the County's SWU, or create a line item in its general budget for stormwater management programs.

The City of Sweetwater ("CITY") has exempted from the County's SWU by approval of the Miami-Dade County Board of County Commissioners (BCC). Therefore, all fees collected in the proposed annexation area after approval of the annexation will become CITY fees.

At the time of annexation, three conditions will continue to be required as part of this annexation: 1) The CITY must execute a billing agreement with the WASD to continue billing in the WASD service area; 2) The CITY must execute or modify a cost-share interlocal agreement with the County for canal maintenance activities; and 3) The CITY must pay its pro-rata share of the debt service on the 1999 and

2004 Stormwater Utility Revenue Bonds ("Bonds") for the proposed annexed area. Items Number 2 and 3 are described in more detail below.

Additionally, payment to the County for the CITY's debt service on the Bonds, and secondary canal maintenance initiate immediately upon annexation. Actual costs for the above can be determined at the time of annexation. Estimates of annual revenues from SWU fees in the proposed annexation area and debt repayment for the Bonds issued in 1999 and 2004 are listed below. Please note these are estimates only, and are not considered final calculated costs.

STORMWATER UTILITY FEES FY 04/05:

Total ERU = 8,700

At 1,548 sq.ft. /ERU

At \$4.00/ERU/month, Annual SWU fees = \$417,600

STORMWATER UTILITY BONDS 1999 and 2004 (Totals for all Proposed Annexation Sub-areas)

1999 SWU Bond

CITY Debt Service Annual estimated payments = \$30,200 (2005-2024)

2004 SWU Bond

CITY Debt Service Annual estimated payments = \$49,100 (2005-2024)

CITY Debt Service Annual estimated payments = \$79,300 (2025-2029)

Canal Maintenance Agreement and Water Control Structures

A check of the County's Water Control Plan reveals two secondary canals at or within the Proposed Annexation Areas. The Snapper Creek Extension Canal and the North Line Canal are at the border of the Proposed Sub-area D and are influenced by this Sub-area.

For the above-mentioned secondary canals, the existing canal maintenance interlocal agreement will be modified. This ensures that the level of service for the canals will continue to be maintained to County standards. A cost-sharing approach is used; with the costs determined by the relative areas these systems serve, both for the County and the CITY.

Drainage Permitting:

All new development requires that drainage systems be provided as part of the project. The objectives of these systems are to reduce pollution in stormwater runoff, and reduce flooding impacts to residents.

DERM has received delegated authority to issue permits for the South Florida Water Management District, through issuance of the Environmental Resources Permit (ERP). Jurisdiction to require an ERP is countywide, and is dependent upon the size

of the development. In addition, DERM has authority under Section 24.48.1 of the Miami-Dade County Code, for the issuance of a number of drainage permits, which include: Class II (for drainage overflows), Class III (works within County canals), Class V (dewatering permits), and Class VI (drainage systems within industrial land use).

National Flood Insurance Program (NFIP):

The NFIP is a program where the Federal Emergency Management Agency (FEMA) agrees to subsidize flood insurance policies for residents of a community, if the community agrees to enforce minimum flood protection standards.

In 1993 FEMA mandated that all incorporated areas in Miami-Dade County regulate their own floodplain management ordinance and conduct separate programs. Therefore, when a city is incorporated, FEMA requires that city to apply to become an NFIP community within six months of incorporation.

A voluntary program associated with the NFIP is called the Community Rating System (CRS). This program rewards communities that improve their flood protection activities with flood insurance discounts for its residents. Residents of the unincorporated area of the County currently enjoy a 25% discount on their flood insurance policies if they live in a flood zone, and a 10% discount if they are outside the flood zone.

Once the CITY annexes the area in question, those residents would lose the current County CRS discount. If the CITY participates in the CRS, the residents will enjoy the City's current CRS rating and attendant discount.

Stormwater Management Master Plan:

Miami-Dade County is undertaking a comprehensive effort to map the entire unincorporated area of the County to assess its drainage needs. The County is divided into drainage basins, which are then modeled to determine what drainage is needed for each area now and in the future. By planning for future drainage needs, the County can ensure that the level of flood protection service provided to residents is maintained, and the pollution inherent in stormwater runoff is treated before being discharged. Although the County cannot model incorporated areas, in certain areas, County roads lie within incorporated boundaries. In these areas the County will model the basins where these roads lie, using the best available data that can be found. Because of the lack of data in these areas, the modeling for these County roads will be limited. County engineers will ask CITY staff if they have any data that would help in modeling these areas. Cooperation between the CITY and the County to share this data is critical. The data and models created have other uses besides the County's master plan, such as new Flood Insurance Rate Maps (FIRM), that benefit the CITY as well as County residents.

National Pollutant Discharge Elimination System (NPDES):

NPDES is a nationwide permit program that has an objective of controlling pollution that is inherent in stormwater runoff. NPDES started as a federal program, and has now been delegated to the State of Florida. Cities must apply to and receive from the state a permit that outlines best management programs designed to reduce the pollution in stormwater runoff. These stormwater management programs can consist of sampling programs, educational programs, street sweeping and drainage maintenance, and various other best management programs.

In Miami-Dade County's NPDES permit, a joint permit was created with 24 municipalities and Miami-Dade as the lead agency. Because sampling of stormwater runoff is required, the County performs the sampling and all the parties to the permit cost-share the costs.

The County recommends that the CITY join this joint permitting program. An Interlocal Agreement would be needed to cost-share the sampling activities with the County. The outfalls contained within the incorporated area would determine the CITY cost-share percentage contribution. There is also a permit fee the CITY would be required to pay yearly to the state for the NPDES permit. The population of the CITY decides the amount of this permit fee.

Transfer of Roads:

Certain County roads located within the proposed annexation area may need to be transferred to the CITY. This can be done with an interlocal agreement between the CITY and the County's Public Works Department. This Agreement usually outlines the subject roads, various road-related services, and the costs and responsibilities of the CITY and County for these services. Because the CITY already has in place its own stormwater utility, maintenance of the drainage systems within residential local roadways will be the CITY's responsibility upon execution of such an Agreement.

Hazardous and Solid Waste Comments:

The following is a list of contaminated sites within the proposed area of annexation:

Permit	Permit #	Facility Name	Folio
IW5	11622	George's Crane Service, Inc.	3030310080010
SW	1016	Miami Crating (Marks Brothers)	3030310190010
SW	1016	Marks Brothers 2 (William Brody)/Seasun Investors Llc	3030310200030
SW	1016	Proposed Gator Lease (Former Marks Broth Dump)	3030310200010
SW	1016	Proposed Gator Lease (Former Marks Broth Dump)	3030310200020
UT	5976	Mall Station	3030310300010
UT	2131	Flagler Square Amoco	3040060012491
UT	849	Luis Mobil Service Station, Inc.	3040060270030
UT	6321	Southern Floral Diesel Spill	3030310190010

Forest Resources:

Section 24-49 of the Code requires the preservation of tree resources. DERM will retain tree preservation jurisdiction unless the City of Sweetwater has enacted or enacts an ordinance that would provide equal or greater preservation provisions than those afforded by the above noted Code Section to the existing tree resources in the proposed annexation area.

Freshwater Wetlands:

The northern portion of the proposed annexation area is within the East Turnpike wetland basin. The entire area is within the Urban Development Boundary. While the majority of the area is heavily developed, isolated jurisdictional wetlands, as defined by Section 24-5 of the Code of Miami-Dade County, Florida, still exist. Therefore, Miami-Dade County will require a Class IV Permit for work on these particular sites. Work permitting on these lands may be required from the Army Corps of Engineers, the Florida Department of Environmental Protection, and the South Florida Water Management District. It is the City's responsibility to contact these agencies.

Annexation Guidelines:

The following analysis addresses the factors required for consideration by the Planning Advisory Board pursuant to Chapter 20 of the County Code.

1. The suitability of the proposed annexation boundaries, in conjunction with the existing municipality, to provide for a municipal community that is both cohesive and inclusive.

a) The area does not divide a Census Designated Place (an officially recognized traditional community).

As shown in Attachment C, the proposed annexation area contains portions of the Fountainbleau Census Designated Place (CDP).

split

b) In no adjacent unincorporated area has a majority of ethnic minority or lower income residents petitioned to be in the annexation area.

No adjacent unincorporated areas have a majority of ethnic minority or lower income residents that have petitioned to be in the annexation area.

*majority
lower
income*

Population By Race
City of Sweetwater Annexation Area and Miami-Dade County

	Sweetwater	Miami-Dade
<u>Population Characteristics, 2000</u>	11,016	2,253,362
Percent White, Not Hispanic	6.4	20.7
Percent Black, Not Hispanic	0.9	19.0
Percent Other, Not Hispanic	1.2	3.0
Percent Hispanic Origin	91.4	57.3

Source: U.S. Census Bureau, Census 2000 Summary File 1 and Summary File 3. Miami-Dade County, Department of Planning and Zoning, 2005.

- c) **The area is not, nor does it create, an unincorporated enclave area (surrounded on 80 percent or more of its boundary by municipalities) that cannot be efficiently or effectively served by the County.**

The proposed annexation area is not an enclave nor would it create one.

- d) **The boundaries are logical, consisting of natural, built, or existing features or city limits.**

The proposed annexation area, which totals approximately 1,255.42 acres, is bounded on the north by NW 25 Street, on the east by NW 107 Avenue, on the south by the municipal boundary of the City of Sweetwater and on the west by S.R. 821/Homestead Extension of the Florida Turnpike (HEFT). All boundaries are logical.

2. **The existing and projected property tax cost for the municipal-level service to the average homeowners in the area currently as unincorporated and as included as part of the annexing municipality.**

	<u>Millage Rate</u>
City of Sweetwater	
Municipal Millage	3.948
Unincorporated Area	
UMSA Millage	2.447
Increase	1.501
Estimated increase in tax cost to average per capital taxable value	\$90.01

Lower than other cities

3. Relationship of the proposed annexation area to the Urban Development Boundary (UDB) of the County's Comprehensive Development Master Plan (CDMP).

The entire annexation area is located inside the 2005 Urban Development Boundary (UDB) of the County's Comprehensive Development Master Plan (CDMP). The County's Land Use Policy 2B states that "priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the UDB of the 2005-2015 Land Use Plan Map (LUP)."

4. Impact of the proposal on the revenue base of the unincorporated area and on the ability of the County to efficiently and effectively provide services to the adjacent remaining unincorporated area.

The total taxable value of the annexation area is \$669,219,418. The area generates approximately \$2,743,000 of UMCA revenues that are transferable to the municipality. The County spends approximately \$3,145,000 per year providing services to the area. Therefore, the net revenue gain to the UMCA budget is approximately \$402,000 (Attachment B)

Pursuant to Section 20-8.1 and 20-8.2 of the County Code, the County retains all franchise fees and utility tax revenues of the area upon annexation. For the proposed annexation, franchise fees of approximately \$387,000 and utility taxes of approximately \$754,000 will be retained by the County.

revenue
possible
400K

+ franchise
utility
1.5 currently
revenue
to MAC

5. Fiscal impacts of the proposed annexation on the remaining unincorporated area. Specifically, does the per capita taxable value of the area fall within the range of \$20,000 to \$48,000?

higher than
The per capita taxable value of the annexation area is \$60,750.

not revised
by 100 for the
last 10
year

6. Consistency with the Land Use Plan of the County's Comprehensive Development Master Plan (CDMP).

The future land use designations within the proposed annexation area are "Medium Density Residential," "Office/Residential," "Business and Office," "Industrial and Office," and "Transportation." A brief description of these CDMP land uses follows:

business when
paper for WP
has
invest

Values for Sweetwater Annexation (All Areas)
(All Values from Preliminary Assessment Rolls)

<u>Property Type</u>	<u>Count</u>	<u>2004 Values</u>			<u>2003 Values</u>		
		<u>Market</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Market</u>	<u>Assessed</u>	<u>Taxable</u>
Single Family	15	1,572,568	1,430,546	1,280,546	1,302,971	1,243,445	1,093,445
Multi-Family	11	73,987,300	73,987,300	70,657,462	51,392,470	51,392,470	48,545,418
Condo/Townhouse	1,870	196,824,479	154,200,695	119,780,211	162,735,701	139,280,973	104,694,473
Commercial	90	254,725,554	254,725,554	251,750,175	236,017,281	236,017,281	233,373,485
Industrial/Warehouse	23	98,417,726	98,417,726	98,417,726	70,485,759	70,485,759	70,485,759
Vacant Land	191	73,696,149	73,696,149	68,136,356	56,475,566	56,475,566	50,913,518
Other Property Type	15	34,529,328	34,529,328	5,804,203	38,609,854	38,609,854	10,860,009
All Real Property	2,215	733,753,104	690,987,298	615,826,679	617,019,602	593,505,348	519,966,107
Personal Property	387	53,954,018	53,954,018	53,392,739	67,028,118	67,028,118	66,272,254
All Assessed Property	2,602	787,707,122	744,941,316	669,219,418	684,047,720	660,533,466	586,238,361

The "Medium Density Residential" land use designation allows residential uses at a density range of 13 to 25 units per gross acre. The "Office/Residential" land use designation allows both professional and clerical offices, hotels, motels, and residential uses. Office development may range from small-scale professional office to large-scale office parks. The "Business and Office" land use designation accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments. Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office designated areas provided that the scale and the intensity, including height and floor area ratio of residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning. The "Industrial and Office" land use designation allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, merchandise marts and similar uses. The "Transportation" land use designation includes all major components of the Miami-Dade County's existing and future transportation network including roadways and transit corridors. If the area is annexed, the City of Sweetwater is expected to adhere to the County's planned land uses and existing zoning. Adherence to current land use parameters would be consistent with the goals, objectives, policies and Land Use Map of the County's CDMP. Table 3 below reports the 2003 land use profile of the proposed annexation area. Approximately one-third of the land in the proposed annexation area consists of roadways while the balance is almost equally divided between residential, commercial, industrial, waters and vacant land.

winner for step one
MDC = Retains
SW = benefit from classification
reducer = local gov.
response for police →
police enhance presence.

enable working
middle class community

h2

Table 3
Proposed City of Sweetwater Annexation Area
2003 Existing Land Use Table

Land Use	Annexation		Miami-Dade County	
	Area (Acres)	Annexation Area (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	172.58	13.75	99,385.4	6.4
Commercial and Office	149.23	11.89	13,776.1	0.9
Industrial	143.63	11.44	17,200.2	1.1
Institutional	74.06	5.90	12,950.6	0.8
Parks/Recreation	12.87	1.03	787,907.6	50.9
Transportation/Roadways	415.13	33.07	86,065.5	5.6
Agricultural	4.41	0.35	80,355.3	5.2
Undeveloped	153.10	12.20	135,421.9	8.7
Inland/Coastal Waters	130.41	10.39	315,654.7	20.4
Total:	1255.42	100.0	1,548,717.3	100.0

Source: Department of Planning and Zoning, Research Section, February 2005.

The following guidelines were also provided for the consideration of the Boundaries Commission and the Planning Advisory Board:

1. Is the annexation compatible with existing planned land uses and zoning of the municipality to which the area is proposed to be annexed?

The existing land uses and zoning of the proposed annexation area are compatible with those of the City of Sweetwater. The existing land uses in the proposed annexation area are townhouses, two-family duplexes, multi-family residential, mobile homes, office, commercial, institutional, parks, industrial, roadways, utilities and vacant land. The existing underlying zoning is a combination of GU, interim district; AU, agriculture; RU-1, single-family residential; RU-3M, minimum apartment house; RU-4L, limited apartment house; RU4M, modified apartment house; RU-5A, semi-professional offices; OPD, office park district; BU-1, neighborhood business; BU-1A, limited business; BU-2, special business; IU-1, light industrial; IU-2, heavy industrial; and IU-C controlled industrial. The existing uses within the City of Sweetwater are similar to those in the proposed annexation area except that there are no industrial uses within the City.

→ 16% pot city ✓

- 2. Will the area, if currently qualified, continue to be eligible for any benefits derived from inclusion in federal or state enterprise zones, or targeted area assistance provided by federal, state and local government agencies?**

The City of Sweetwater contains eligible block groups under U.S. HUD guidelines and the City remains a "participating municipality" within Miami-Dade County's Community Development Block Grant (CDBG) entitlement program. The City of Sweetwater was adopted as a Neighborhood Revitalization Strategy Area (NRSA) by the BCC under the U.S. HUD mandated Consolidated Plan guidelines to allow for enhanced coordinated efforts in Community and Economic Development initiatives. Some of the areas being considered for annexation are CDBG eligible block groups; hence the enhanced impact of CDBG funding will also be extended to the annexed areas. Annexation will not therefore, affect the city's inclusion in federal or state programs under the Office of Community and Economic Development's purview. There are no enterprise zones within these boundaries.

- 3. Will the annexation impact public safety response times?**

Given the proximity of the City's Police Department there will not be a negative impact on public safety response times. The City's Police Department current response time to the area is under two (2) minutes. Additionally, the Miami-Dade Fire Rescue (MDFR) will continue to provide Fire Rescue services to the proposed annexed area. Currently, the two stations service the area response time is approximately seven (7) minutes.

- 4. Will the annexation introduce barriers to municipal traffic circulation due to existing security taxing districts, walled communities, and/or private roads?**

The proposed annexation area does not contain any stationary security guard districts; which are defined as a security with a guardhouse and closures. Public Works reports no impediment to traffic flows as a result of this annexation.

- 5. Will the annexation area be served by the same public service franchises, such as cable and communication services, as the existing municipality, or will it have full access to all available municipal programming through its franchises provider?**

The proposed annexation will continue to be served by the same cable television and telecommunication operators as before. The proposed annexation will not have an impact on the County's ability to license and enforce our cable TV regulations. Currently, the proposed annexation area is receiving cable services from Comcast Cable Communications, Inc. There will be no changes in cable services for the proposed annexation area. BellSouth Entertainment has a cable television license for all unincorporated areas, but records maintained by the Consumer Services Department indicate that BellSouth Entertainment is not currently serving the proposed annexation area. Telecommunications Service Providers are required to register with the County only if they have facilities located within the unincorporated areas. The purpose of the registration process is to determine users of the County's Rights-at-Way. Therefore, companies that have facilities within the proposed annexation area will no longer be required to register with the County. As a result, the City of Sweetwater will be responsible for managing its public thoroughfares. Municipal programming is accomplished through separate agreements between municipalities and the cable operators providing services within each municipality. The cable operator's obligation to broadcast municipal meetings is outlined in these agreements. Technically, cable operators have the ability to add municipal programming to the proposed annexed areas if required.

*Seamless
Transfer
missed
cable*

- 6. If the area has been identified by the federal government as a flood zone or by emergency planners as an evacuation zone, has the existing municipality indicated its preparedness to address any extraordinary means that may arise?**

The annexation area is partially located inside the federally designated, 100-year floodplain. Specifically, a little over half of the annexation area is within the designated floodplain. Properties located within the 100-year floodplain are required to purchase flood insurance. In addition, the proposed annexation area is not located within any County designated hurricane evacuation zone and residents of the area are not obligated to evacuate when hurricane warnings are issued.

- 7. Will the annexation area be connected by public transportation to municipal government offices and commercial centers?**

The annexation area will have connection to municipal government offices and commercial centers by means of public transportation. The area is served by are ten (10) Metrobus routes (Rt.). They are as follows:

*experience
Asset/
to represent area*

Rt. 7 - East-West route from Downtown Miami to the Dolphin Mall serving the Mall of the Americas and the International Mall.

Rt. 11 - East-West route from Downtown Miami to FIU South Campus. This route services the southeast corner of the proposed annexation area.

Rt.71 - North-South route from Miami-Dade College Kendall Campus to the Dolphin Mall through FIU South Campus and the International Mall.

Rt.147- Basically a north-south route from the Kendall-Tamiami Airport to the Dolphin Mall.

Flagler MAX Rt. - A limited stops route from the Miami Beach Convention Center to SW 137th Avenue and SW 8th Street through Downtown Miami.

West-Dade Connection Rt. - North-South route serving from the South Dade Government Center/Southland Mall to the Miami International Mall.

East-West Connection Rt. - East-West route from the Earlington Heights Metrorail station to the Dolphin Mall, servicing the Miami International Airport, Blue lagoon area and the Miami International Mall.

Doral Connection Rt. - North-South route from the Dolphin Mall to the Palmetto Metrorail station.

Airport West Connection Rt. - East-West route from Allapattah Metrorail station to the International and Dolphin Malls.

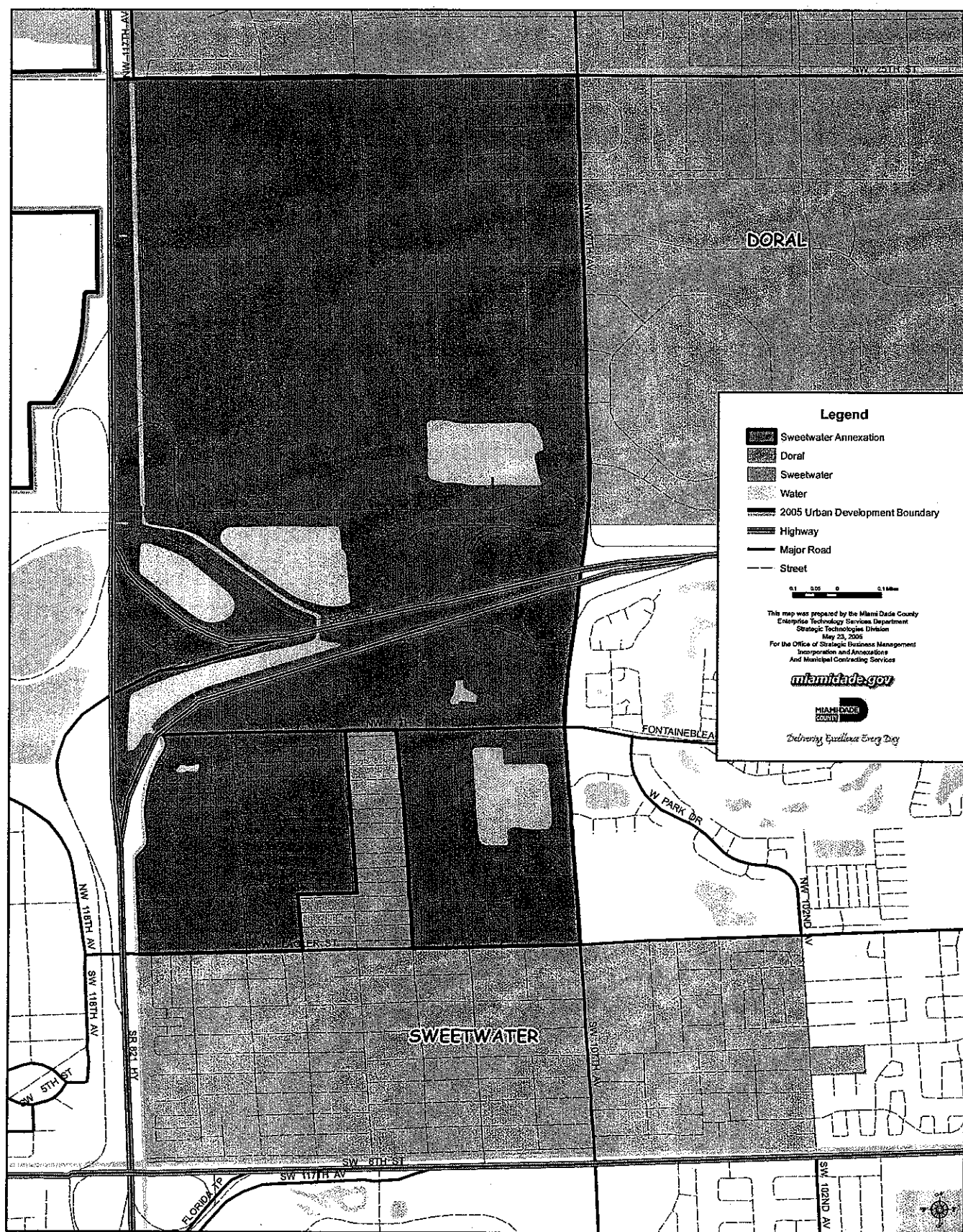
Sweetwater Circulator . - Circulator route within the city of Sweetwater.

8. To the degree possible, would the proposed annexation area be contained in one or more school district boundaries governing admission to elementary, middle and high school as the adjoining municipality?

Yes, the area is contained within the same school district boundaries as the adjoining unincorporated area and municipalities. The schools are Eugenia B. Thomas, Dr. Carlos J. Finlay, and Sweetwater Elementary; Doral, Ruben Dario and Paul W. Bell Middle; and Coral Park Senior High.

Attachments: Map of proposed annexation
Estimated Impact on UMSA Budget Statement
CDP Map

cc: Joseph A. Ruiz, Assistant County Manager
Jennifer Glazer-Moon, Director, OSBM



Sweetwater Annexation Estimated Impact on UMSA Budget

Based on FY 04-05 Budget		Assumptions	
1 Taxable Property Rolls			\$669,219,418
2000 Census Population			11,016
2003-04 UMSA Millage			2.447
Police Calls for Service for 2004			8,718
Cost per Police Call			\$304
Cost per Lane Mile			\$1,040
Number of Lane Miles			24.3
Per Capita Taxable Value			\$60,750
Gross Revenue Loss to UMSA			
Property Tax Revenue		Allocation based on tax roll & millage	\$1,556,000
Franchise Fees		Kept by County	
Sales Tax		Allocation based on \$55.37 per person	\$610,000
Utility Taxes		Kept by County	
Communications Tax		Allocated based on tax roll/population	\$517,000
Alcoholic Beverage License		Allocation based on \$0.26 per person	\$3,000
Occupational License		Allocation based on \$3.67 per person	\$40,000
Interest		Allocation based on .33% of all revenues	\$9,000
Miscellaneous Revenues		Allocation based on \$0.58 per person	\$8,000
Gross Revenue to UMSA			\$2,743,000
Cost of Providing UMSA Services			
Police Department		Based on police calls	
		Local Patrol	\$2,090,817
		Specialized & Other	\$555,787
Parks and Recreation Dept		Based on cost of parks	\$0
Public Works			
Lane Road Miles		Lane miles times cost per lane mile	\$25,272
Planning, Team Metro and others		Direct cost times 10.5%	\$280,547
QNIP (Debt and pay-as-you-go)		Utility Taxes as a % of debt service 14.4%	\$0
Policy Formulation/Internal Support		Direct cost times 7.2%	\$192,375
Cost of Providing UMSA Services			\$3,144,797
Net Budget Gain to UMSA			(\$401,797)
17-May-05			
Assumptions:			
1. Does not include gas tax funded projects			
2. Does not include canal maintenance revenues or expenses			
3. Does not include proprietary activities: Building, Zoning, Solid Waste			
4. Does not include Fire and Library Districts			
5. Does not include stormwater utility bond debt service			
5. Revenues are based on allocations not actuals			
Franchise Fees kept by County			\$387,000
Utility Taxes kept by County			\$754,000

1,141,000

CDP and Municipalities Map in the Vicinity of Sweetwater's Proposed Annexation Area

